



City of Ann Arbor

Formal Minutes

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, January 20, 2022

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at a2gov.org/watchCTN**

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

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<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
Passcode: 882985

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Webinar ID: 977 6634 1226

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person.

1. CALL TO ORDER

Chair Sarah Mills called the meeting to order at 7:00 PM, stating:

Welcome to the Thursday, January 20, 2022 meeting of the Ann Arbor Planning Commission. This meeting is being held in-person as well as electronically to protect public health and safety due to the COVID-19 virus and to comply with City orders and the Washtenaw County Health Department. Public comment can be made in-person or via telephone or Zoom. To speak during any of the public comment opportunities via phone, please call 877-853-5247, or another of the published numbers, and enter Meeting ID: 977 6634 1226.

This information is also available on the published agenda, in the public notices section of the city website, and on the broadcast of this meeting on CTN channel 16, AT&T channel 99, and online at www.a2gov.org/watchctn, select "government channel."

2. ROLL CALL

Others Present:

Brett Lenart, City of Ann Arbor Planning Manager, called the roll.

All Commissioners attended the meeting in-person at City Hall of Ann Arbor.

3. APPROVAL OF AGENDA

Moved by Wyche, seconded by Disch, to approve the Agenda. The Agenda was approved unanimously as presented.

4. MINUTES OF PREVIOUS MEETINGS

4-a. 22-0130 December 7, 2021 City Planning Commission Meeting Minutes

Moved by Abrons, seconded by Gibb-Randall, to Approve the December 7, 2021 City Planning Commission Meeting Minutes. Unanimously Approved and forwarded to the City Council.

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

Councilmember Lisa Disch provided her report of City Council's action at their previous meeting.

5-b. Planning Manager

Lenart explained that Council had also approved the Resolution on Site Plan Review Amendments at their January 3, 2022 meeting.

He also introduced a draft resolution from City Council on developing workforce housing on University of Michigan property, noting Council has requested feedback from several Boards and Commissions, including the Planning Commission. He noted it would come before the Commission on an upcoming agenda.

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[22-0131](#) Various Communication to the City Planning Commission

Received and Filed

6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

Doug Wojay, 816 Greene Street, Ann Arbor, had questions about an easement close to his driveway which he believed to be part of the 140 Hill Street site plan project (withdrawn project).

Lenart provided an explanation for the 140 Hill Street project's withdrawal from the agenda, and would have City staff follow up with member of the public with additional information.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

7-a. [22-0133](#) Public Hearings Scheduled for Tuesday, February 1, 2022 Planning Commission Meeting

Received and Filed

8. REGULAR BUSINESS - Project Presentation, Staff Report, Public Hearing and Commission Discussion of Each Item

8-a. [22-0129](#) The Ann Arbor Housing Commission proposes a Planned Unit Development (PUD) and Concept Plan for 350 S. Fifth Ave. The proposed PUD would provide for two phases with a total of 40% affordable units, additional bus space adjacent to the Blake Transit Center; a Floor Area Ratio of up to 900%, a maximum building height of 275 feet, and no on-site vehicle parking. The proposed project has been reviewed by the Design Review Board. 0.80-acre site. Staff Recommendation: Approval

PROJECT PRESENTATION:

Jennifer Hall, Executive Director of Ann Arbor Housing Commission, introduced the development team, and gave an overview of the project.

Michael Johnson, SmithGroup, 201 Depot Street, Ann Arbor, Petitioner's

Agent, provided a presentation of the Concept Plan and Planned Unit Development (PUD) Zoning process.

STAFF REPORT:

Jeff Kahan, Senior Planner, provided background of the parcel and a summary of his staff report.

PUBLIC HEARING:

Kirk Westphal, 3505 Charter Place, Ann Arbor, spoke in support of the project and encouraged the Planning Commission to require active uses for the ground floor of this development, as specified in the Connecting William Street Plan that he was involved with developing. He stated retail uses are important to add activity to this area. He likes the proposed height of this PUD district.

Adam Jaskiewicz, 1430 Las Vegas, Ann Arbor, spoke in support of the project, stating, I really love this project; I'm glad that the City's affordable housing millage dollars will be supporting a development such as this.

Vince Caruso, Allen Creek Watershed Group, stated, This is not a sustainable project; Recent research has demonstrated that the carbon impacts of high rise development are worse than low rise development; a 20-story concrete building has enormous carbon emissions; Cities such as Paris are much more sustainable.

Greg Pratt, Ward 3, spoke in support of the project, stating he is really excited about the possibility of this site being used for affordable housing in Ann Arbor. He thanked staff

Tom Stulberg, said he was calling from Lowertown, Ann Arbor, stated, I am one of the many people excited about this project. I want to provide an overview on the use of PUDs in the City; PUDs have been used appropriately in some cases, and inappropriately in other cases in my opinion. I'm interested to see how this PUD unfolds.

Noting no further public speakers, the Chair closed the public hearing.

Moved by Lisa Disch, seconded by Donnell Wyche, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 350 S. Fifth Avenue Concept Plan and Development Agreement and PUD (Planned Unit Development) zoning.

COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

AMENDMENT TO MOTION I:

Moved by Ellie Abrons, seconded by Sara Hammerschmidt, to modify the Supplemental Regulations as following:

- 1) 6.(2) Replace "West" with "Mixed-Income Phase"**
- 2) F.(1) To require a minimum of one street tree along Fourth and Fifth Avenue. Street trees along William Street will be provided per current code.**
- 3) E.(3) Add prohibition of any driveway along William Street.**

VOTE ON AMENDMENT:

On a voice vote and show of hands, the amendment was approved unanimously.

VOTE ON AMENDED MAIN MOTION:

On a roll call vote the Chair declared the amended motion carried unanimously. Vote: 9 - 0

Yeas: 9 - Sarah Mills, Shannan Gibb-Randall, Elizabeth Sauve, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Sadira Clarke, and Donnell Wyche

Nays: 0

9. OTHER BUSINESS

- 9-a. [22-0132](#)** Revised 2021-2022 CPC Meeting Calendar

Moved by Lisa Disch, seconded by Wonwoo Lee, to Approve the revised Planning Commission Meeting Schedule. The motion was unanimously approved.

10. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

Adam Jaskiewicz, 1430 Las Vegas, Ann Arbor, said he really appreciates

when the Planning Commission discusses the procedural impacts of the proposal (e.g., explaining how the conceptual plan shows one realization of the proposed zoning district, but that other options are possible).

11. COMMISSION PROPOSED BUSINESS

Wyche enquired about the timing and process surrounding the draft resolution from Council presented to the Commission for their feedback and response on joint City/UM workforce housing on UM property. He had reservations that such housing would be tax exempt, along with the current situation that there is no specific parcel being put forth, so the Planning Commission can't provide their feedback on the resolution .

The Commission discussed potential scheduling of discussion of the proposal.

12. ADJOURNMENT

Moved by Donnell Wyche, seconded by Shannan Gibb-Randall, to adjourn the meeting at 9:17 pm. Without objection the meeting was adjourned.

Sarah Mills, Chairperson

/mia gale

eComments for the Commission may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

Commission public meetings are usually held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org ; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org)

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

City Planning Commission regular meetings are transitioning to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required indoors. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.